SUMMER RESORTS.

NEW JERSET.

Spring Lake Beach.

THE NEW MONMOUTH,

of make and the second of the second of

The Average Life of a Building in This Borough Is Sald to Be Only 20 Years -Few Old Dwellings Left, While Even Elevator Buildings Have Had to Go.

THE REAL ESTATE MARKET

MANY PERMITS FOR TEARING DOWN OLD HOUSES.

elevator apartment house is to be torn down to make way for a twelve story building of the same class seems to indicate that even comparatively modern types of housing have no assurance of permanency in this borough. It is said that the average life of a building in Manhattan is about twenty years. The shortness of life has been attributed mainly to the introduction of the elevator and of steel construction, and has been observed chiefly in the case of private dwellings and old fashioned busi-

ness buildings.
Several office buildings with elevators and a couple of modern hotels have, indeed, been demolished, but in these instances the sites were added to adjoining plots containing antiquated structures; with a view to providing room for huge skyscrapers. Where one valuable building removed in connection with several use less ones the average cost of acquiring their combined sites for improvement with a mammoth construction is not excessive. The question of cost assumes a different aspect, however, when a modern building is to be replaced by another of the same general type and on the same area of ground Are the expensive elevator buildings in both the residence and mercantile districts erected twenty or more years ago already antiquated?

That the process of reconstructing Manhattan is being earried forward on a large scale is evident from the number of permits issued for the demolition of buildings. The rule of the Superintendent of Buildings requiring contractors to secure a permit before tearing down any existing structure was established after the adoption of the present building code by the old Municipal Assembly in 1899 and was adopted as a prorective measure to guard against accidents and to prevent incompetent or careless contractors undertaking this responsible

It is rigidly enforced in all five boroughs of the city and the permits are issued only after the applicant produces a satisfactory certificate that he is competent to perform the demolition work and are secured before plans and specifications for new buildings are filed. The permits expressly stipulate that the authorization issued is not trans ferable, that the contractor is responsible for all loss of life or limb and all damage to adjoining property resulting from accident or the carelessness of his employees during the work of demolition, and also that the work shall be done in conformity with the requirements of the building code

These requirements are "that in demolishing any building story after story shall be completely removed. No material shall be placed upon the floor of any such building in the course of demolition, but the brick timbers and other structural parts of each story shall be lowered to the ground immediately upon displacement. The owner, architect, builder or contractor for any building, structure, premises, wall, platform, staging or flooring to be demolished shall give not less than twenty-four hours notice to the Department of Buildings of such intended demolition."

The number of permits issued in Manhattan since the rule went into effect is as follows: 1899, 8, the rule having been adopted just before the new year; 1900, 543 1901, 818; 1902, 595; 1903, 751; 1904, 690; 1905, 756; 1906, 618, and up to the week ended July 20, 1907, 383,

Private Sales.

BROADWAY.—Frederick Zittel has sold for Daily & Carlson to a client for investment the six story elevator apartment house, with stores, en plot 99.11x75, at the southwest corner of Broadway and 140th street. corner of Broadway and 140th street.

FORTY-EIGHTH STREET.—Louis Schrag has sold for the Seaboard Land and Mortgage Company to Thomas P. Burke No. 310 West Forty-eighth street, a three story and basement dwelling, on lot 16.8x100.5, between Eighth and Ninth avenues.

NINETY-EIGHTH STREET.—G. M. L. Sacks has sold No. 141 West Ninety-eighth street, a five story tenement, on plot 27.6x113.6x irregular.

WEST END AVENUE Haven Decided.

irregular.

WEST END AVENUE.—Henry Dazian has sold the Raleigh, a seven story elevator apartment house at Nos. 814 and 816 West End avenue, on plot 50x105.2x irregular, between Ninety-ninth and 100th streets.

BEVENTIETH STREET.—Slawson & Hobbs have sold for Frances E. Coleman No. 227 West Seventieth street, a three story high stroop dwelling, on lot 19x100.5 The buyer will occupy the house. 114TH STREET.—The Mildred Realty Com-pany has sold the six story tenement at Nos. 216 and 218 East 114th street, on plot 36x

159TH STREET.—F. E. Barnes has sold for A. E. Weiss to Frank Schwarz No. 528 West 159th street, a five story double flat, on lot 25x90.11.

EAST BROADWAY.—Beno Meltsner has sold for Eugene Raphael to Meyer Vesel No. 136 East Broadway, running through to No. 125 Division street, two four story buildings, on plot 50x125. BRUNER AVENUE.—The Whitehall Realty Company has sold the plot, 50x97.6, on the east side of Bruner avenue 350 feet south of Neried avenue.

of Neried avenue.

SHERIDAN AVENUE.—Smith & Phelps have sold for a Mr. Freeman to a Mr. Martens the plot, 115x100, at the southwest corner of Sheridan avenue and 162d street.

VYSE AVENUE.—E. S. Levi has sold No. 1436 Vyse avenue, a two family frame dwelling, on lot 25x100.

EDGEWATER ROAD.—John O'Donnell and James Beaver have sold No. 1493 Edgewater road, a two family brick dwelling, on plot 35x100.

Miscellaneous.

Miscellaneous.

Henry Brady has leased for Hugh Getty a loft in the building at No. 357 West Twenty-sixth street for a term of years.

Pierco Keefe reports the following sales of Brooklyn property: For a client, the two family brick house at No. 230 Forty-fifth street; for Walter Hammitt, the two family brick house at No. 313 Forty-ninth street; for Rudolph Zeischang, the six family brick flat at No. 554 Fifty-sixth street; for John Dobbin, the two family frame house at No. 613 Fifty-fourth street; for Bernard L. Touroff, the two story and store business property at No. 1040 Second avenue, and for Michael J. Callanan, the two story frame house at No. 7.72 Fifty-eighth street.

Plans have been filed with Building Super-

A. Cailanan, the two story frame house at No. 772 Fifty-eighth street.

Plans have been filed with Building Superintendent Murphy for enlarging the four story and basement residence at No. 106 East Sixtieth street and remodelling it into an American basement dwelling, the improvements being made for James D. Voorhes, as owner, at a cost of \$17,000, and for remodelling the four story and basement dwelling at No. 283 Lexington avenue for Royal Whitman as owner. S. E. Gage is the architect for both improvements.

Plans have been filed for making over the four story dwelling at No. 2 East Twenty-ninth street into a studio building with a ground floor store, and fiving quarters in the rear of the studios on each story. The improvement is to be made for William H. Chesebrough, as owner, and is to cost \$9,500, according to the estimate of the architects, Morgan & Barkhausen.

Plans have been filed for remodelling the two old fashioned three story dwellings at Nos. I and 3 East Thirtteth street, owned respectively by Abraham Weingarten and Jacob Pearl, into a loft building, with ground floor stores. B. W. Levitah is the architect. The necessary changes are to cost \$5,000.

The Bronx plans comprise a three story dwelling to be built at the southeast corner of

The Bronx plans comprise a three story welling to be built at the southeast corner of full avenue and 200th street at a cost of 39.500, and a two story dwelling on Gleason avenue, west of 174th street, to cost \$5,000. No plans for new buildings were filed with Manhattan bureau.

The H. H. Fuller Realty Company has leased space in the E. W. Bliss buildings at Nos. 220 to 224 East Twenty-third street to the Avram-Leet Engineering Company and for the Citizens' Union a loft in the building at No. 55 East Twentieth street to the Singer Publishing Company.

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Leave foot 129th St., North River, 9:00, 9:45, 10:30, 11:15 A. M., 12:30, 2:00, 3:00, 4:30, 7:45 P. M.

Leave foot 22d St., North River, 9:00, 9:45, 10:30, 11:15 A. M., 12:00 M., 1:15, 2:00, 2:45, 3:45, 4:30, 5:30, 6:15, 7:00, 7:45, 8:30, 6:10 P. M.

Leave Pier I. N. R., half hour later than 22d St. Returning—Leave Iron Pier, Coney Island, \*10:40, \*41:25 A. M., 12:10, \*12:55, \*1:40, 2:55, 3:40, 4:25, 5:25, 6:10, 7:10, 7:55, \*3:40, 9:25, \*10:10, 10:45 P. M.

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AMERICAN LINE From Pier ASaiting at 15, N. R. 9:30 A. M. 

EUROPEAN RESORTS

ATLANTIC TRANSPORT LINE New York—London Direct, Pler 39, N. R. Minnetonka...July 27, 7:30 A.M. Minnehaha...Aug. 10 Minneapolls...Aug. 3, 1:80 P. M. Mesaba.....Aug. 17 RED STAR LINE From Pler

New York—Dover—Antwerp.
FINLAND...July 27, 7:30 A.M. | KROONLAND.Aug. 10
Vaderland...Aug. 3, 11:30 A.M. | ZEPLAND...Aug. 17 WHITE STAR LINE From Pler New York—Queenstown—Liverpool.

\*CELTIC...July 25, 5-30 A. M. | BALTIC..... Aug. 8

\*ARABIC..Aug. 1, 11:30 A. M. | \*CEDRIC..... Aug. 15

Plymouth—Cherbourg—Southampton.
\*TEUTONIC. July 24, 10 A.M. \*MAJESTIC... Aug.
\*OCEANIC... July 31, 11 A.M. \*Adriatic... Aug. 1 New 25,000 Tons; has Elevator, Gyrnasium, Turkish Baths and Band. Boston Queenstown Liverpool. NEW YORK-AZORES-MEDITERRANEAN. Passenger Offices, 9 Broadway. Freight Offices, Whitehall Bldg., Battery Place

Morth German Lloyd. Fast Express Service

Mediterranean Service

GIBRALTAR-NAPLES-GENOA, AT 11 A, M K. Luise. July 27 K. Albert. Sept K. Albert. Aug. 3 Neckar. Sept.

Twin-Screw Passenger Service

Aug. 31 Neckar..... Aug. 17 P. Irene..... Aug. 31 K. Luise... R. Luise... Aug. 31 k. Luise...

"Omits Genoa.
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Plymouth—Cherbourg—Hamburg

Deutschland..July 25. 5 am Waldersee.....Aug. 16
Patricia....July 27. 6 30 am \*Bluecher....Aug. 16
P.Lincoln(new) Aug. 2. 1 pm Pennsylvania..Aug. 17
Kalserin(new) Aug. 8. 5 am \*Amerika(new) Aug. 22
\*Among special features of these vessels are:
Grill Room, Gymnasium, Palm Garden,
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TO NAPLES AND GENOA.

"Hamburg......Aug. 13. noon: Sept. 24. Nov. 5

"Moltke......Sept. 3, 2 P. M.; Oct. 15, Nov. 28

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Columbia. July 27 noon Caledonia. Aug 10, 10 A.M. Furnessia. Aug 3 3 P.M. Astoria ... Aug 17, noon Saloon, \$50; 2d Cabin, \$35; 3d Class, \$27.50 and upward, according to accommodations a steamship. For tours and information apply to HENDERSON BROTHERS 17-19 Broadway. CLARK'S TENTH ANNUAL CRUISE, Feb. 6, 708, 70 days, by specially tours around the World.

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Ar. Read Up.

AM | A.M | P.M. Daily exc. Sun. AM | P.M. | P.M. | P.M. | S.00 | C.40 | L48 | Destroyance Sec. Lv. | 8.20 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | | A.M | A.M | P.M | Daily exc. Sun. | A.M | P.M | P.M |
8:00	-7	Rrooklyn Annex	7	6:20	9:00			
9:00	1:45	Desbrosses St.	11:45	6:30	9:00			
9:00	2:00	West	2:01	St.	11:00	5:30	8:40	
9:20	10:20	2:20	West	2:01	St.	11:00	5:30	8:40
9:20	10:20	2:20	West	2:01	St.	11:00	5:30	8:40
9:45	11:00	Constant	4:30	Highland Falis	8:40			
11:00	1:10	5:00	West	Point	8:35	2:30	5:45	
12:26	13:00	5:25	Cornwall	8:15	8:25			
12:26	13:00	Constant	8:35	8:25				
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NORWICH LINE, for New London, Block Island, Norwich, Watch Hill, Narraganaett Pier, Worcester, East and North. Lev. Pier 40, N. R., ft Clarison St., esek days only, 5 P. M. Pier 70, E. B., ft. B., 22d.
St., 6:30 P.M. ALSO DAYLIGHT TRIP Mondaya. Pier 40, N. R., 10 A. M., ft. East 22d St., 10:45 A. M. Stra. CHESTER W. CHAPIN and CITY OF LOWELL.
NEW HAVEN LINE, for New Haven, Hartford and North. Lv. Pier 20, E. R., week days, 2:45 P. M., Subs., 9:30 A. M. Lv., ft. F., 22d St., week days, 2. P. M. Subs., 9:30 A. M. Lv., ft. F., 22d St., week days, 2. P. M., Subs., 10 A. M., Subs. Subs. 6:3, 11:30, 1200 and 1354 Broadway, 25 Union Sq., 182 Piffh Ave., 649 Maddison Ave., 245 Columbus Ave., 105 W., 125th St., 2796 Third Ave. and at Piers, New York.

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